

SITE DATA

TOTAL LAND AREA: 108~ ACRES
NUMBER OF LEASE SPACES: 644
DENSITY: 5.9 UNITS/ACRE
REQUIRED RECREATIONAL AREA: 100 SF x 644 = 64,400SF (1.5 ACRES)
REQUIRED RECREATIONAL AREA PROVIDED: 2.4 ACRES

OWNER/DEVELOPER: BUFFALO-CULEBRA RD. ASSOCIATES, LLC
570 DELAWARE AVE.
BUFFALO, NEW YORK 14202
(716)-886-1022

LEGAL DESCRIPTION: BEING 108.0~ ACRES OF LAND SITUATED IN
BEXAR COUNTY, TEXAS, 33.7 ACRES OF WHICH
ARE IN THE SAN ANTONIO CITY LIMITS,
N.C.B. 17635.

UTILITIES: WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND IF APPROVED
BY THE PLANNING COMMISSION, ALL DEVELOPMENT WILL BE IN ACCORDANCE
WITH THIS PLAN, AND NO ALTERATIONS WILL BE MADE IN THIS PLAN AFTER
APPROVAL.

Steve C. [Signature]
OWNER OR AUTHORIZED AGENT

THIS MANUFACTURED HOME PARK, STONEBRIDGE,
HAS BEEN CONSIDERED AND IS HEREBY APPROVED BY THE
PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS. DATED THIS 14 DAY OF JAN 19 98

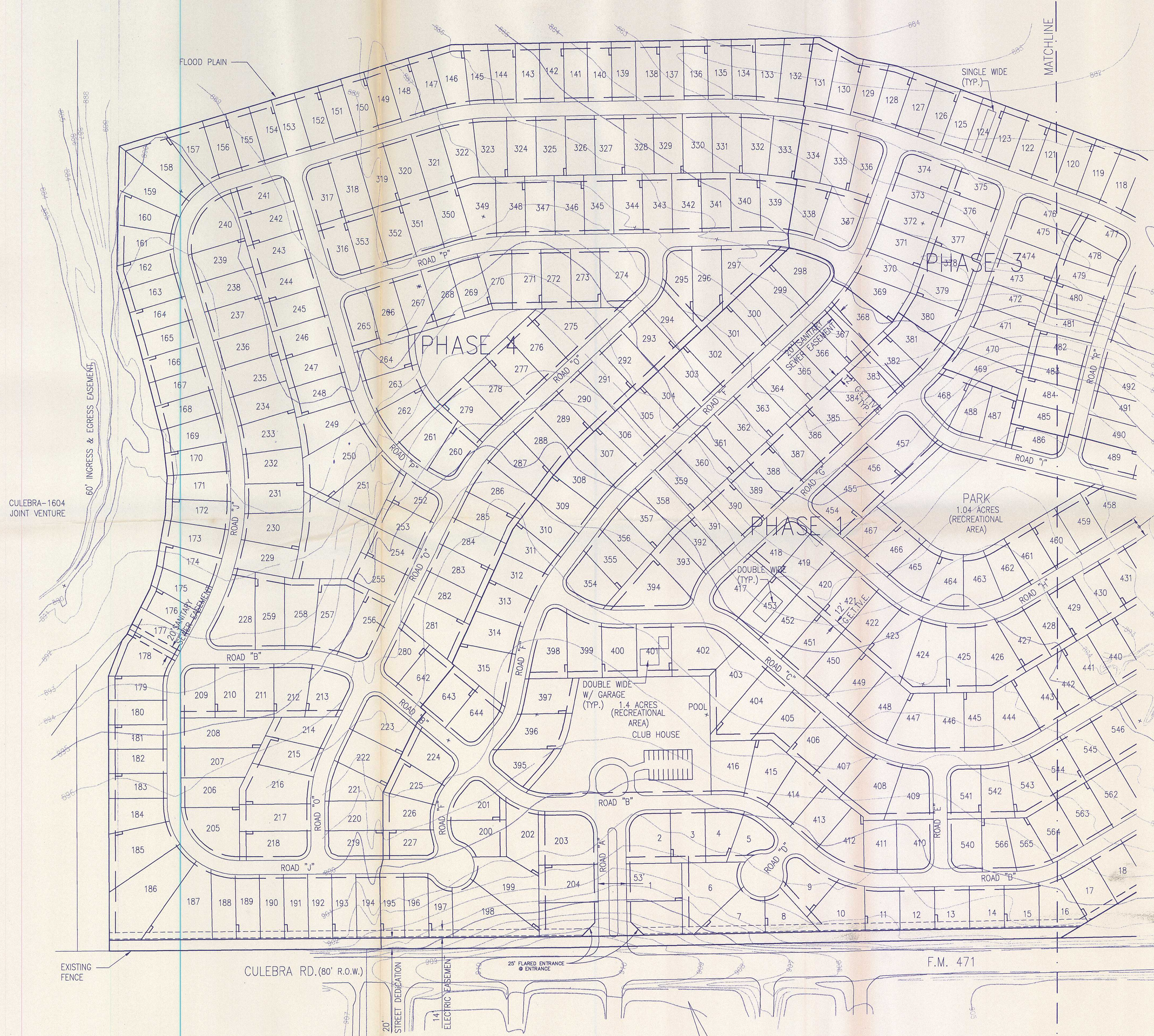
BY: *Mervin K. [Signature]*
CHAIRMAN

BY: *[Signature]*
SECRETARY

APPROVED
CITY OF SAN ANTONIO

RECEIVED
57 DEC 22 PM 3: 22
CITY OF SAN ANTONIO
PLANNING
AND DEVELOPMENT
DIVISION

REVISION	SAN ANTONIO	TEXAS
8/7/97		
8/29/97		
9/15/97		
12/1/97		
12/9/97		
STONEBRIDGE BUFFALO, CULEBRA L.L.C. MOBILE HOME PARK PLAN		
C&S Engineers, Inc. 90 Broadway Buffalo, New York 14203		
DATE: 5/30/97	SHEET NO.	
SCALE: AS NOTED	1	
FILE NO.: 405.506.017.310		



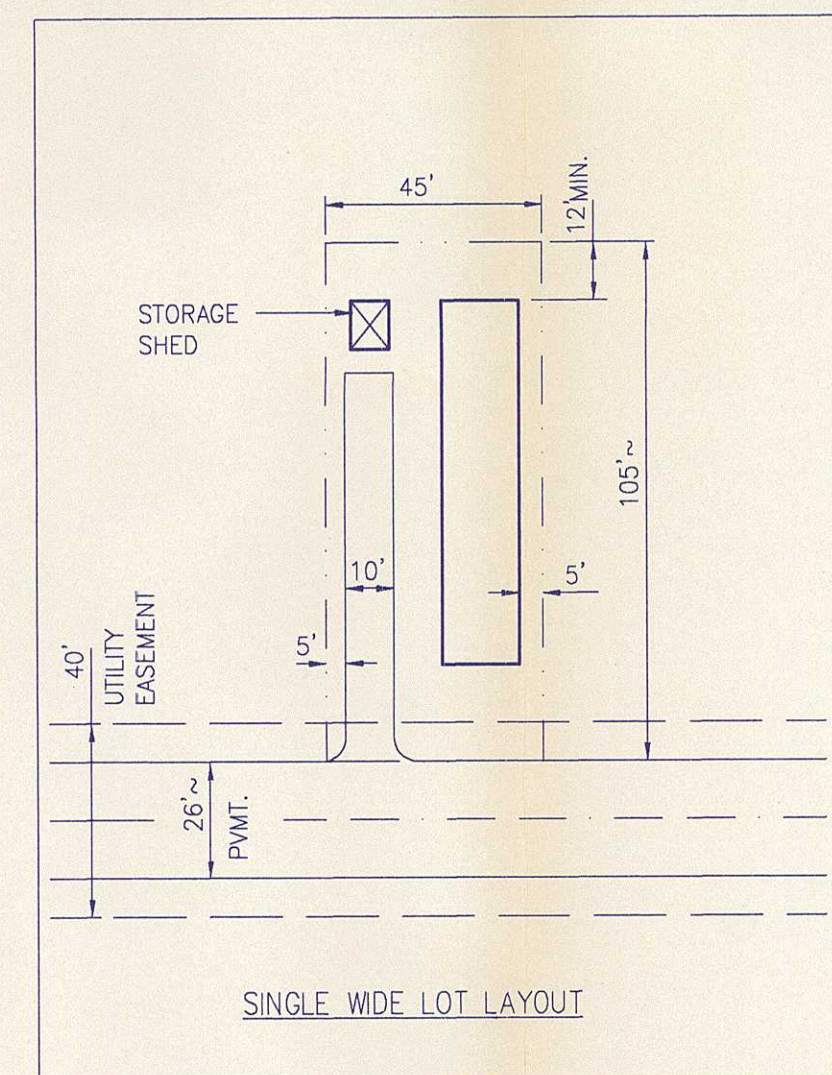
TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE
DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND
ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE
EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE
REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS
BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 3500'.
4. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY
FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

PLAN
SCALE: 1"=100'-0"

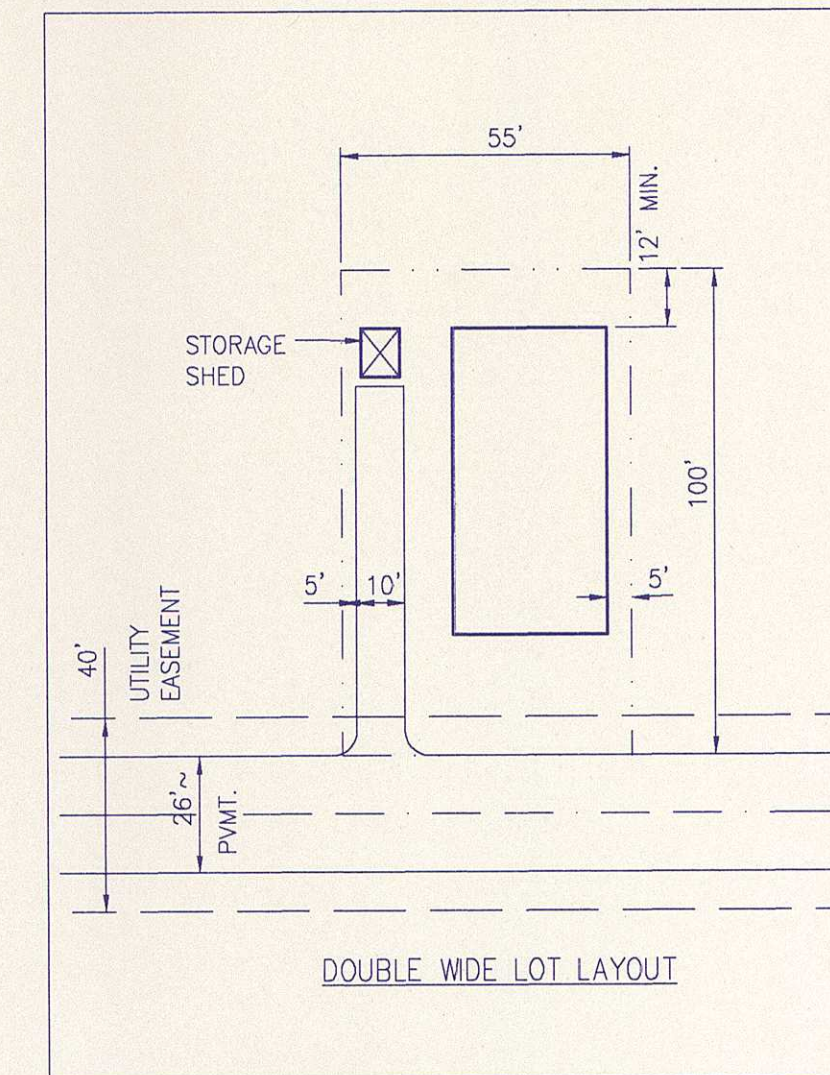
NOTE:
TRAFFIC SIGNAL DETECTOR LOOPS TO BE PLACED ON APPROACHES TO
CULEBRA ROAD FOR POSSIBILITY OF FUTURE TRAFFIC SIGNALIZATION.
ACCESS LANES WILL NOT BE GATED.



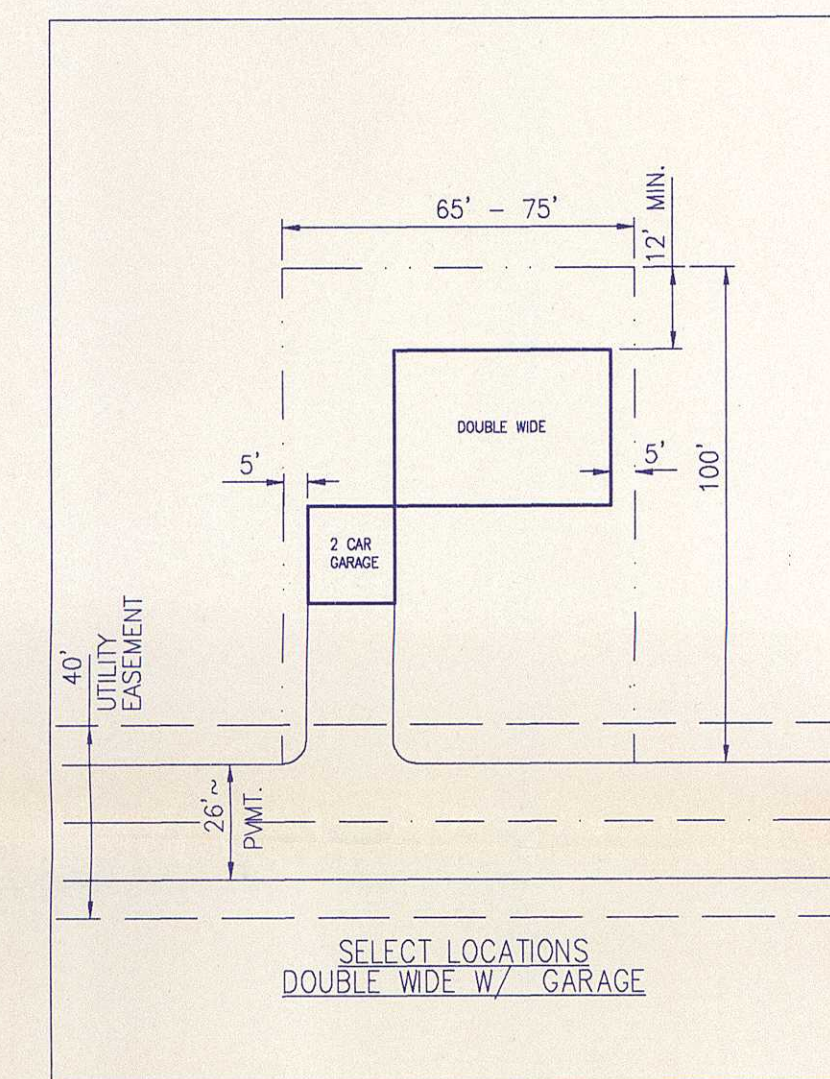
PLAN
SCALE: 1"=100'-0"



SINGLE WIDE LOT LAYOUT



DOUBLE WIDE LOT LAYOUT

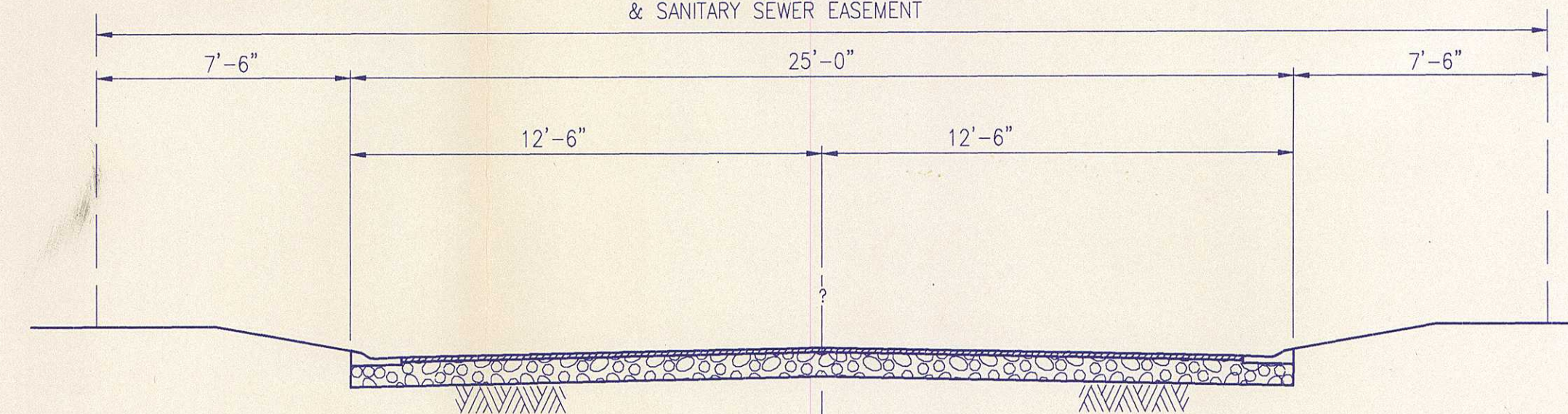


SELECT LOCATIONS
DOUBLE WIDE W/ GARAGE

CULEBRA-1604
JOINT VENTURE

40' WIDE GAS, ELEC., TEL., TV, &
PRIVATE WATER ACCESS, DRAINAGE
& SANITARY SEWER EASEMENT
(SEE DETAIL FOR TYPICAL
STREET SECTION)

40' WIDE GAS, ELEC., TEL., TV, &
PRIVATE WATER ACCESS, DRAINAGE
& SANITARY SEWER EASEMENT



TYPICAL STREET SECTION

NOTE:
TRAFFIC SIGNAL DETECTOR LOOPS TO BE PLACED ON APPROACHES TO
CULEBRA ROAD FOR POSSIBILITY OF FUTURE TRAFFIC SIGNALIZATION.
ACCESS LANES WILL NOT BE GATED.

- TO-DOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 3600'.
 - ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

REVISION	SAN ANTONIO	TEXAS
8/7/97		
8/29/97		
9/15/97		
12/1/97		
12/9/97		
	STONEBRIDGE BUFFALO, CULEBRA L.L.C. MOBILE HOME PARK PLAN	
	C&S Engineers, Inc. 90 Broadway Buffalo, New York 14203	DATE: 5/30/97
		SCALE: AS NOTED
		FILE NO.: 405.506.017.310
		SHEET NO. 2